

Planning and Zoning Commission Special Called Meeting

March 16, 2005

1. CALL SESSION TO ORDER

The March 16, 2005, Special Called Meeting of the Planning and Zoning Commission was held in the Council Chambers of the City Hall of Round Rock located at 221 East Main Street. With a quorum present, Chairman Al Kosik called the meeting to order at 7:02 p.m.

2. ROLL CALL

Present for roll call, along with Chairman Kosik were Commissioners Sandy Arnold, Russ Boles, Dale Austin, Betty Weeks, Peter Drapes, Ray Thibodaux and David Pavliska. Staff included Jim Stendebach, Planning Director, Susan Brennan, Principal Planner, Bernadette Hayes, Senior Planner, Shannon Burke, Senior Planner, James Hemenes, Park Planner, Alysha Girard, Development Services Manager, Eric Langhout, P. E., Public Works Department and Dianna Hutchens, Administrative Technician.

3. TABLED ITEMS

3.A. Consider public testimony regarding the application filed by Scott & White Memorial Hospital and Scott, Sherwood and Brindley Foundation to rezone 50.154 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas, from PUD 37 (Planned Unit Development) District to PUD 59 (Planned Unit Development) District, application no. 2005-007-ZC.

Chairman Kosik opened the public hearing and asked if there was anyone present that wanted to provide testimony. Seeing no one, he closed the public hearing.

Motion: Commissioner Pavliska made a motion to continue the public hearing until the April 27, 2004, meeting. Commissioner Thibodaux seconded the motion.

Vote: Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Larry Quick. The motion carried unanimously.

3.B. Consider a recommendation to rezone 50.154 acres of land from PUD 37 (Planned Unit Development) District to PUD 59 (Planned Unit Development) District, application no. 2005-007-ZC.

Motion: Commissioner Pavliska made a motion to table the rezoning to the April 27, 2004, meeting. Commissioner Austin seconded the motion.

Vote: Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Larry Quick. The motion carried unanimously.

4. ZONING AND PLATTING: PUBLIC HEARING/DISPOSITION

4.A. Consider public testimony regarding the application filed by Scott and White Memorial Hospital and Scott, Sherwood and Brindley Foundation & NNP-Teravista, L.P., for approval of a Concept Plan, application no. 2005-003-CP.

Ms. Hayes presented staff's analysis noting staff's recommendation of approval.

Chairman Kosik opened the public hearing and asked if there was anyone present that wanted to provide testimony. Seeing no one, he closed the public hearing.

4.B. *Consider a recommendation to approve the Scott and White Concept Plan, application no. 2005-003-CP.*

Chairman Kosik asked what the current zoning was on the open land to the north. Ms. Hayes said it was outside the city limits. Mr. Stendebach said the land plan that was submitted by Teravista indicated the land north of Scott and White tract and east of what will be the extension of Oakmont Boulevard to be used for commercial or business park. The remainder of the Teravista land further to the east is all residential and it is in the Municipal Utility District (MUD).

Commissioner Drapes said it looked like the development was half in the City and half in the County. He asked when the property in the County would be coming into the City. Mr. Stendebach said that all of the property will be go forward to the City Council to be annexed on April 14, 2005.

Commissioner Boles asked if there were any outstanding KARST features on the property. Mr. Stendebach said none have been identified of any significance. He noted there were some very large trees on the property. Commissioner Boles asked if there were any environmental concerns. Mr. Stendebach said no.

Chairman Kosik asked if all the right-of-way had been acquired for Chandler Road. Mr. Stendebach said there would be some additional right-of-way provided for Chandler Road on both sides. Ms. Girard said the preliminary plat that will be discussed later in the meeting will address some of the additional right-of-way needs.

Commissioner Boles asked if there were any trees that needed to be protected. Mr. Stendebach said the largest trees are in the southwest corner of the property and be protected.

Chairman Kosik noted that the lot that was left to the east, between this property and Sunrise, was mainly floodplain, except for a small build-able area. He asked if there were any plans for that piece of land. Mr. Stendebach said it would probably be annexed into the MUD for some very local commercial uses. Chairman Kosik said it seemed like the existing 25-year flood plain does not continue on Lot 3, Block B. He asked if it needed to be continued on that lot. Ms. Girard said that information will be covered during the preliminary plat review later in the evening.

Motion: Commissioner Arnold made a motion to approve the concept plan. Commissioner Boles seconded the motion.

Vote: Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Larry Quick. The motion carried unanimously.

- 4.C. Consider public testimony regarding the application filed by NNP-Teravista, L.P., to zone 18.077 acres, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas, as PF-3 (Public Facility-High Intensity) District, application no. 2005-006-Z.**

Mr. Burke presented staff's analysis to the Commissioners noting staff's recommendation of approval for the rezoning.

Chairman Kosik opened the public hearing and asked if there was anyone present that wanted to provide testimony.

Mr. Steve Metcalf, the Attorney representing the applicant, said he was available if there should be any questions.

Chairman Kosik asked if there was anyone else that wanted to provide testimony for the public hearing. Seeing no one, he closed the public hearing.

4.D. Consider a recommendation to zone 18.077 acres of land to PF-3 (Public Facility- High Intensity) District, application no. 2005-006-Z.

Motion: Commissioner Arnold made a motion to recommend approval of the zoning to PF-3. Commissioner Drapes seconded the motion.

Vote: Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Larry Quick. The motion carried unanimously.

4.E. Consider public testimony regarding the application filed by Scott & White Memorial Hospital and Scott, Sherwood and Brindley Foundation, to rezone 49.42 acres, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas, from PUD 37 (Planned Unit Development) District to PF-3 (Public Facility-High Intensity) District, application no. 2005-005-ZC.

Mr. Burke presented staff's analysis noting staff's recommendation of approval for the rezoning.

Chairman Kosik asked if there was anyone else that wanted to provide testimony, seeing no one, he closed the public hearing.

4.F. Consider a recommendation to rezone 49.42 acres of land from PUD 37 (Planned Unit Development) District to PF-3 (Public Facility-High Intensity) District, application no. 2005-005-ZC.

Commissioner Boles asked, with the exception of a hospital, what other uses can occur in the PF-3 district. Mr. Stendebach said the primary uses are for government offices, high school, and hospital. Chairman Kosik asked if the PF-3 would limit the number of buildings on the site. Mr. Stendebach said no, but they would have to follow the zoning requirements, parking requirements and landscaping requirements for each building. Chairman Kosik asked if there is a height limitation in PF-3. Mr. Stendebach said the structure could be up to 12 stories. Chairman Kosik noted that he had seen some hospital campuses that looked cluttered and could not really tell where anything was. He said he

would like to encourage the developer to have a good layout for the buildings.

Chairman Kosik asked if Oakmont Drive was part of the plat to the west. Mr. Stendebach said yes. Chairman Kosik said it was a very significant corner and very visible. He said he was disappointed that the Commissioners would not be able to see any of the information regarding the application this evening because it would be nice to see everything together at one time. Chairman Kosik questioned if the corner gets held up and not completed on tract with the rest of the development, would that mean that Oakmont Drive would not be completed. Mr. Stendebach said that was a theoretical possibility, but he did not think that would happen and Oakmont Drive would extend through in the reasonably near future regardless of circumstances.

Motion: Commissioner Pavliska made a motion to recommend approval of the rezoning from PUD 37 to PF-3. Commissioner Thibodaux seconded the motion.

Vote: Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Larry Quick. The motion carried unanimously.

4.G. Consider public testimony regarding the application filed by CPG Round Rock, L.P., acting as agent for NNP-Teravista, L.P., to zone 87.193 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas, as PUD 60 (Planned Unit Development) District, application no. 2005-008-Z.

Mr. Burke presented staff's analysis noting staff's recommendation of approval. He noted that both the zoning for PUD 60 and PUD 61 would be presented at the same time by the applicant's representatives.

Mr. Burke said the Round Rock Premium Outlets PUD will be destination retail. PUD 60 will be divided into three development parcels. One parcel will be for the mall itself, another parcel for restaurants, and the other for a potential cinema.

- The list of permitted uses has been tailored for each parcel. Commercial uses are significantly limited with no gasoline sales, automobile sales, mini-warehouses, etc.

- The mall parcel will have design standards for the mall with minimum percentages of “wall enhancements”. Buildings on the other two parcels will be required by the PUD to incorporate similar and compatible architectural styles as the mall.
- Teravista Parkway and Oakmont Drive will have landscaping in the medians and on the sides.
- Driveway locations are prescribed in the PUD to ensure that they are appropriately aligned to account for surrounding developments and upcoming road improvements.
- The PUD requires long throat lengths to ensure that traffic turning into the mall does not get backed up onto the surrounding roads.
- The PUD includes a very specific landscape plan that offers the following landscape amenities: enhanced entry features; enhanced landscaping along the perimeter of property; including berms, particularly along the IH-35 frontage road; additional islands and medians in and along drives and in the parking areas; grouping of plant material; site amenities such as public plazas, ponds and fountains; pedestrian promenades with trellises and pedestrian gateways entering the mall area

Mr. Burke continued and said that one of the primary landscaping amenities in the PUD is the detention pond, which is being designed to be a multi-tiered pond with waterfall features. Extra screening requirements have been included in the PUD to ensure that service and loading areas are hidden from view. Because the mall is a destination retail center, signage is a key component of the PUD. While there will be quite a few signs, both attached to the mall itself and on the site, the types of signs permitted by the PUD have been restricted so as not to detract from the overall aesthetic appeal of the project. Lighting has been customized for this site to minimize the number of light posts and to provide for an attractive appearance. Mr. Burke noted there would be no overhead wiring permitted.

Mr. Burke referenced PUD 61 – Simon North and said the property is divided into two parcels, one for the retail development and one for the stormwater detention. The issues that differ from standard C-1 regulations for the retail parcel are as follows:

- As with the Premium Outlets PUD, commercial uses are significantly limited with no gasoline sales, automobile sales, and etc.
- Oakmont Drive and the north side of Teravista Parkway will be landscaped to match the requirements set forth in the Premium Outlets PUD.
- The PUD required long throat lengths to ensure that traffic turning into the shopping center does not get backed up onto the surrounding roads.
- Certain building materials, such as corrugated metal and unfinished sheet metal, are prohibited.
- No overhead wiring will be permitted.
- The property will be allowed one sign of extra height equal to that of the primary sign for the Premium Outlets.

Mr. Burke introduced Mr. Mark Silvestri with Chelsea Property Group, Mr. Chris Perry, Architects Orange, and Mr. Brian Ott, TBG Partners.

Using a slide presentation, Mr. Chris Perry introduced the Commissioners to the Premium Outlet Mall and the north mall. The slide presentation included building materials, architectural design, site amenities, landscaping materials, center court elements, water features, main entry features, roof types and materials, food court, covered promenade areas, canopies, entry portal, trellis elements and screening.

Mr. Brian Ott said the design team has worked with staff to come up with a comprehensive landscape plan for the project. He noted they are working very diligently to screen the parking lots and provide large amounts of landscaping along the entry street throats using perennials, shrubs, ground covers and ornamental flowering trees. He said there will be two types of pedestrian zones. Both of the zones will be heavily landscaped with regional materials.

Mr. Ott referenced the southwest corner of the premium outlet mall site. At this location, there will be a collection of restaurants and the water feature on the south end. They want to provide a pedestrian circulation that actually takes the pedestrian around the entire perimeter of the wet pond feature. He noted that the trees would be saved in the southern portion of the lot.

Realizing that this particular corner is a gateway to the City, Mr. Silvestri said they have tried to develop a project that the City can be proud of. He hopes that the Round Rock Premium Outlets really presents a very positive face for the City.

Chairman Kosik opened the public hearing and asked if there was anyone present that wanted to provide testimony. Seeing no one, he closed the public hearing.

4.H. *Consider a recommendation to zone 87.193 acres of land to PUD 60 (Planned Unit Development) District, application no. 2005-008-Z.*

Commissioner Austin referenced the wet ponds and asked how they planned on handling the stormwater runoff into the ponds. Mr. Joe Isaja, Bury & Partners, said there is a dual 7x 3 box culvert just south of the pond that will take the water to Chandler Creek. Commissioner Austin asked if there would be any on-site detention. Mr. Isaja said there was detention above the water quality pond. Commissioner Austin said he liked the water feature.

Commissioner Austin asked if there would be trails around the entire facility, or just around the pond area. Mr. Perry said there would be a trail around the pond that will tie into the community space and the other path that was referred to will be around the inner ring road. Mr. Stendebach said the sidewalk around the main mall is functional and the sidewalk around the water feature is an amenity. Commissioner Austin said it would be nice to link trails from one development to the other so there would be an overall system. Mr. Stendebach said there were some links between the restaurant and the ponds back to the shopping center. Chairman Kosik referenced the tract to the south and suggested there could be additional walkways on that tract that would tie into the restaurant tract.

Commissioner Boles referenced the medians at the entrance to the mall. He asked if the medians would be landscaped. Mr. Ott said yes. Commissioner Boles asked if the

medians on Oakmont Drive and Teravista Boulevard would also be landscaped. Mr. Ott said yes. Commissioner Boles asked who would be responsible for maintaining the landscape medians. Mr. Silvestri said they would provide the maintenance.

Chairman Kosik requested that the slide showing the overall layout be put back on the projector. He asked, until Phase 2 is developed, has the applicant considered another entrance off of the east side of the property into the parking area. Mr. Perry said they feel that there are adequate entrances in place because the bulk of the traffic would be coming in off of the frontage road next to IH 35.

Commissioner Boles asked what the other premium outlet malls were that Simon had in Texas. Mr. Silvestri said there was one in Allen, Texas. He said it was built about 3-4 years ago. At this time, that is the only one in Texas. Commissioner Boles asked if it was the same size. Mr. Silvestri said no, it was a different layout. The layout that is proposed for Round Rock has been used in Orlando, Florida, Chicago, Illinois, and Las Vegas, Nevada.

Commissioner Thibodaux asked when they planned to open the mall. Mr. Silvestri there was still some things that needed to be taken care of but they were hoping for fall of 2006.

Chairman Kosik referenced the signage section and asked Mr. Stendebach what the maximum height of signs in the regular ordinance. Mr. Stendebach said the regular ordinance is 30', but in La Frontera the City allowed 45', and this mall will have the same provision. Chairman Kosik asked if it could be higher if there are visibility issues. Mr. Stendebach said if the applicant can prove there is a visibility issue, then they will be allowed to go to 65'. He said that mainly is to allow vehicles enough time to access the freeway. Mr. Silvestri noted they have the disadvantage of the overpass being just before them. Chairman Kosik asked where the sign was going to be located. Mr. Silvestri said the signage location was shown on Exhibit I-1, but would be subject to site studies. He noted there would only be one sign. Chairman Kosik referenced Paragraph 5 on Page 14 of the PUD document regarding the different types of internally-illuminated letters. He asked if there were any examples of different letters. Mr. Silvestri said some photos were

provided to staff of their recent centers illustrating the different types of the internally-illuminated letters. Chairman Kosik asked why the supporting pole of the primary project identification sign cannot be round. Mr. Silvestri said he could not remember the conversation. Chairman Kosik asked if there would be a problem with a large round pole. Mr. Stendebach said it would depend on how the pole was architecturally integrated to the sign. Mr. Burke said the intention of this item was to avoid a single round pole supporting the sign.

Chairman Kosik referenced Exhibit I-4, found on Page 4 of 6 and asked if the second illustration on the page represented where the signage would be on all of the buildings. Mr. Perry said that was an example of where signs could potentially be placed, but not all of the areas would have signage there. He suggested that $\frac{1}{4}$ of the signage would be there.

Chairman Kosik reference Page 16, regarding the entry signage, and the placement of up to 18 tenant names on one sign. He said he was concerned that the signs would be too wordy and could create unsafe driving habits. He said he wanted to make sure that there was not too much information on the signage that could cause problems. Mr. Perry said this was something much more low-keyed than the text has indicated. He said they are looking at stone walls with pin mounted steel letters attached. Mr. Perry said they did not want it to be distracting. The developer will control what the signage looks like and what names go up on the signs.

Chairman Kosik referenced Page 17, Auto Directional Signs, and asked if the letters on the signs was limited to 4 inches in height. He suggested that trying to read that information from a car might be too small. Mr. Perry said that normally the car would be directly in front of the signage, going perhaps 10 miles per hour. Commissioner Pavliska asked if there would be some sort of transit system to get the individuals from the back and forth from their cars. Mr. Perry said no, though they do have centers where they have trolley type cars that drive around and pick individuals up. With the layout that is being proposed, they have found that it will not be required because they do provide a number of entry points from the parking lots to the mall area.

Chairman Kosik referenced Page 10, second paragraph, and asked if the words "no more than" should be changed to "at least" instead. Mr. Stendebach agreed.

Commissioner Austin asked if there were any color renderings, or perhaps a website, that further information could be obtained from. Mr. Stendebach said there was a notebook of colored renderings in the Planning Department.

Motion: Commissioner Arnold made a motion to recommend approval of the zoning to PUD 60. Commissioner Drapes seconded the motion.

Vote: Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Larry Quick. The motion carried unanimously.

- 4.I. Consider public testimony regarding the application filed by Simon Property Group (Texas), L.P., acting as agent for NNP-Teravista, L.P., to zone 54.492 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas, as PUD 61 (Planned Unit Development) District, application no. 2005-009-Z.**

Chairman Kosik noted that the presentation for this item had been made previously in conjunction with Items 4.G and 4.H.

Chairman Kosik opened the public hearing and asked if there was anyone present that wanted to provide testimony. Seeing no one, he closed the public hearing.

- 4.J. Consider a recommendation to zone 54.492 acres of land to PUD 61 (Planned Unit Development) District, application no. 2005-009-Z.**

Commissioner Pavliska asked if there was estimate on the number of units that could be put in on this tract. Mr. Silvestri said probably less than 10 but probably more than 3.

Chairman Kosik noted the 45' sign was also indicated on this application. Mr. Stendebach agreed and said if it can be proved, the height could be changed depending on the visibility.

Chairman Kosik referenced Section 11.3, Design Standards, Exception, and said he thought the City would want the big box to meet the new requirements. Mr. Stendebach said when you get a box that is that large, it is very difficult to meet the articulation requirements because the City's requirements are aimed at horizontal centers. Chairman Kosik said that Wal-Mart on Hwy. 79 met the requirements. The City would prefer to leave it open to deal with a certain amount of franchise architecture because this is a very

large user. He said it was not practical to assume that the City's one size fits all would apply to something that large. Chairman Kosik said the City went to a lot of trouble on the new zoning ordinance for big boxes to make them a higher quality development and he would like to apply some of those same things here. Mr. Stendebach said the applicant will have to come back to the Planning Commission for the amendment process before any changes or deviations can be made from the zoning ordinance.

Motion: Commissioner Boles made a motion to recommend approval of the zoning to PUD 61. Commissioner Austin seconded the motion.

Vote: Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Larry Quick. The motion carried unanimously.

Chairman Kosik announced that the Commissioners would take a short recess. Following the recess, Chairman Kosik reconvened the meeting and continued on to Item 5.A.

5. OTHER ITEMS

5.A. Consider the Chandler Road Retail Preliminary Plat, application no. 2005-007-PP.

Ms. Hayes presented staff's analysis of the preliminary plat noting staff recommendation of approval with the following conditions:

1. Depict the ultimate 100 year and 25 year floodplain.
2. Provide a wastewater easement for existing wastewater line passing through the tract.
3. Lot 3, Block B, shall be labeled as a non-buildable lot.
4. At final plat submittal, provide a tree replacement agreement/plan for any protected trees subject for removal due to ROW and utility construction.

Mr. Jonathan McKee, Bury & Partners, said he was representing Barshop & Oles/ Scott & White and Teravista this evening and would be available for questions. Chairman Kosik asked Mr. McKee is he was okay with the four conditions. Mr. McKee said he was aware of the conditions, but had not had an opportunity to speak with his client due to Spring Break. He said he did not see anything out of the ordinary with the conditions.

Chairman Kosik asked if any additional right-of-way was needed to the east on Chandler Road beyond this preliminary plat. Ms. Girard said no. Chairman Kosik noted there was a landscape easement on the east side of Oakmont Drive, but not on the west. Mr. Stendebach said the west side of Oakmont Drive is contained in the PUD agreement.

Motion: Commissioner Boles made a motion to approve the preliminary plat as conditioned. Commissioner Pavliska seconded the motion.

Vote: Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Larry Quick. The motion carried unanimously.

5.B. Consider the CPG Partners Commercial Tract Preliminary Plat, application no. 2005-008-PP.

Ms. Hayes presented staff's analysis to the Commissioners noting staff's recommendation for approval.

Chairman Kosik asked if Oakmont Drive would ultimately be connected to Westinghouse Drive. Mr. Stendebach said they have received a written commitment from the City of Georgetown stating that they will make the connection when the land is subdivided. Chairman Kosik asked if Teravista Section 27 had been final platted? Mr. Stendebach noted that Teravista was not within the city limits and we do not have platting jurisdiction. Mr. Jim Powell, Newland Communities, said Section 27 has been final platted and developed. Chairman Kosik asked if Teravista Parkway was finished to Section 27. Mr. Powell said it actually stops approximately 150' east of Oakmont. He said it was his understanding that Simon and Chelsea will complete the development of the road and it will go all the way out to IH-35.

Motion: Commissioner Boles made a motion to approve the preliminary plat. Commissioner Austin seconded the motion.

Vote: Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: Larry Quick. The motion carried unanimously.

6. PLANNER REPORT AND COMMISSION COMMENTS

Mr. Stendebach thanked the Commissioners for having the special called meeting this evening, and extended his thanks to his staff and to the Simon representatives for their hard work and cooperation.

Chairman Kosik said he recognized the hard work and time that went into the items that were presented this evening and wanted to let staff and the applicants know that he appreciated all of their time, patience and cooperation to end up with this final product. He thought the information and pictures were wonderful and said it made the decision easier because of the completeness of the information.

Commissioner Boles requested information on neighboring communities' minimum building standards for single-family housing. Mr. Stendebach said he would get a comparison from some of the neighboring communities. Chairman Kosik agreed that it might be time to see that type of information. Mr. Stendebach suggested it would be a good retreat item. Chairman Kosik agreed.

7. ADJOURN

Hearing no further discussion, Chairman Kosik adjourned the meeting at 9:13 p.m.

Respectfully Submitted,

Dianna Hutchens

Administrative Technician III